

BOARD OF APPEAL REFERRALS

October 28, 1982

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MEMORANDUM

October 28, 1982

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 11/9/82

Z-5862-5863
Leonard L. Grimes
57-59 and 61-63 Clayton Street, Dorchester
at Leonard Street

Two-story duplex structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.8_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: erect two two-story additions.

Violation(s):

Floor area ratio is excessive.

Structure has been vacant for two years. Proposed substantial renovation will provide needed housing and eliminate eyesore. Abutters support proposal. Recommend approval with proviso.

VOTED: In reference to petitions Z-5862-5863, Leonard L. Grimes, 57-59 and 61-63 Clayton Street, Dorchester, for two variances to erect two two-story additions in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted for design review. Structure has been vacant for two years. Proposed substantial renovation will provide needed housing and eliminate eyesore.



2-5862-63
57-63 CLAYTON ST.
(DOR.)

Board of Appeal Referrals 10/28/82

Hearing: 11/9/82

Z-5865

Louis J. Furash

46 Wren Street, West Roxbury
near Oriole Street

2½-story structure

District(s):	apartment _____	general business _____	industrial _____
	residential _____	local business _____	waterfront _____
	single family <u>S-.3</u>		manufacturing _____

Purpose: change occupancy from nursing home to five apartments.

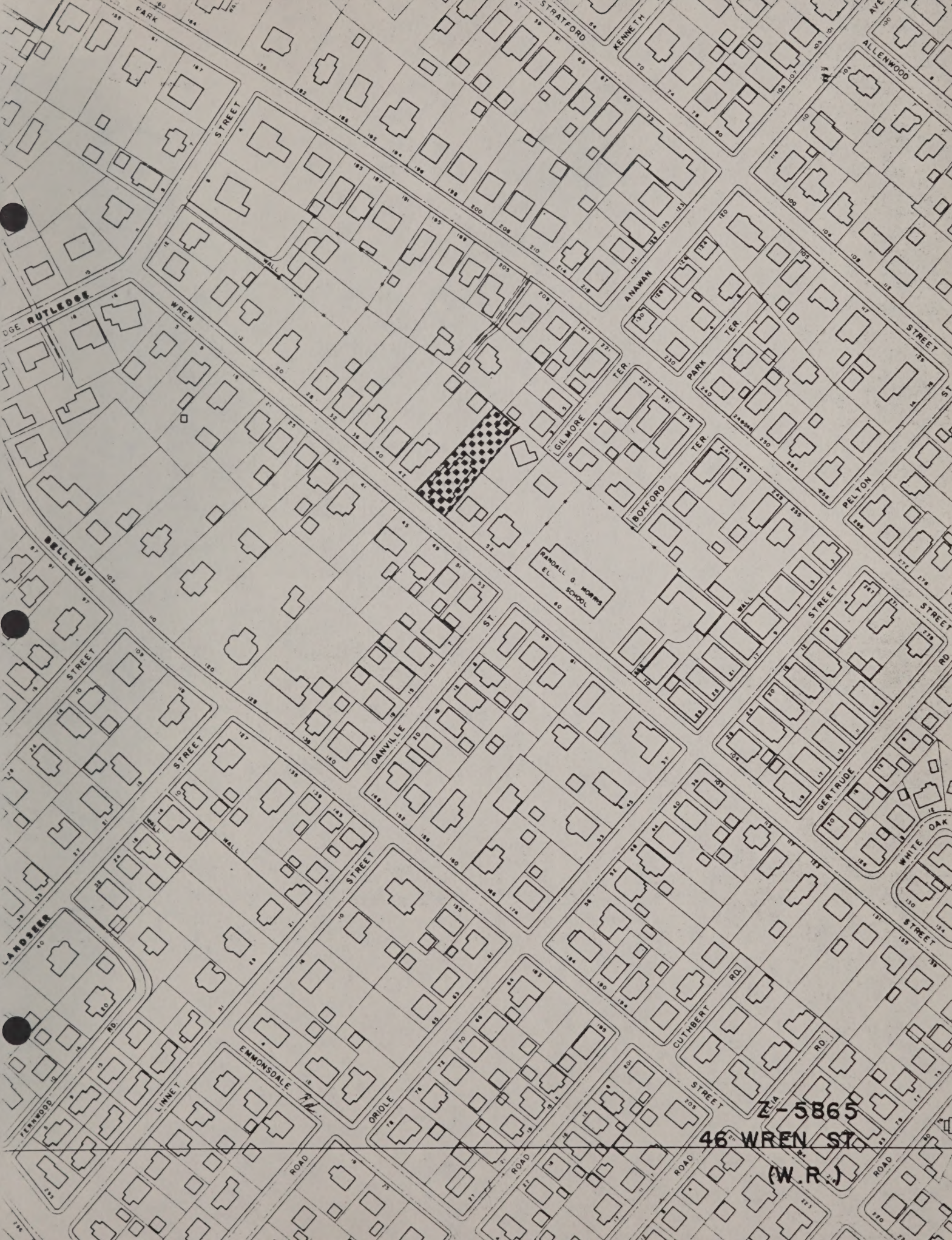
Violation(s):

Change in nonconforming use.

Lot area, width, and frontage are insufficient.

Neighborhood consists primarily of one-family dwellings. This proposal along with the residential use of the Randall Morris School building will significantly increase existing density. A reuse study is presently in progress to determine appropriate density for the former school facility. Recommend denial without prejudice.

VOTED: In reference to petition Z-5865, Louis J. Furash, 46 Wren Street, West Roxbury, for a change in non-conforming use and three variances for change of occupancy from nursing home to five apartments in a single-family (S-.3) district, the Boston Redevelopment Authority recommends denial without prejudice. Neighborhood consists primarily of one-family dwellings. This proposal along with the residential use of the Randall Morris School building will significantly increase existing density. A reuse study to determine appropriate density for the former school facility is presently in progress. Proposed nursing home conversion is inappropriate until study is completed.



Z-5865
46 WREN ST.
(W.R.)

Board of Appeal Referrals 10/28/82

Hearing: 11/16/82

Z-5867
Lawrence I. Galer
94-96 Hemenway Street, Boston
at Westland Avenue

3½-story structure

District(s):	apartment <u>H-3</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: three video games in laundromat.

Violation(s):

• Video games are forbidden in an H-3 district.

Petitioner has current license for two video games in laundromat. Facility is supervised and games have been operated without complaint. Recommend approval with proviso.

VOTED: In reference to petition Z-5867, Lawrence I. Galer, 94-96 Hemenway Street, Boston, for a forbidden use to install three video games in existing store in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval provided laundromat is supervised at all times. Petitioner has current license for two video games in laundromat. Facility is supervised and games have been operated without complaint.



94-96 HEMENWAY ST.

(B.P.)

Z-5867

STREET

STREET

AVENUE

STREET

MASSACHUSETTS

CHRISTIAN BUILDING

STATION

EDGERLY

BUMKIN

ST.

TRADE HIGH SCHOOL FOR GIRLS

WESTLAND CEMETERY

FIRE ALARM H.Q.

PARKING AREA

PARK

PARKING

PARKING

PARKING

WESTLAND

SYMPHONY

GAINSBOROUGH

ROAD

OPERA

ST. STEPHEN

FORSYTH

HEMENWAY

FORSYTH

WAY

FORSYTH

TENS

BA

FEN

Board of Appeal Referrals 10/28/82

Hearing: 11/16/82

Z-5869

Luis Rodriguez

761-765 Dudley Street, Dorchester
near Columbia Road

Two-story structure

District(s): apartment _____ general business B-2 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from offices, retail, and storage to four
apartments, furniture store, and lounge.

Violation(s):

Lot area and open space are insufficient.

Petitioner purchased fire-damaged building and has renovated it with
personal funds and loans from City Neighborhood Development Commercial
Loan Bank program.

Furniture store and lounge are existing. Parking for tenants will be
provided on rear lots. Proposal is compatible with upgrading of Uphams
Corner district. No opposition. Recommend approval.

VOTED: In reference to petition Z-5869, Luis Rodriguez,
761-765 Dudley Street, Dorchester, for three
variances for change of occupancy from offices,
retail store, and storage to four apartments,
furniture store, and lounge in a general business
(B-2) district, the Boston Redevelopment Authority
recommends approval. Petitioner purchased fire-
damaged building and has renovated it with personal
funds and loans from City Neighborhood Development
Commercial Loan Bank program. Furniture store and
lounge are existing. Parking for tenants will be
provided on rear lots. Proposal is compatible with
upgrading of Uphams Corner district.



EDWARD
EVERETT
SQUARE

AVENUE

STREET

ROAD

SUMMER
TERRACE

STREET

WILLIS

WALL

7-5869

761-765 DUDLEY ST
(DOOR.)

NORTH
BOSTON
CEMETERY

COLUMBIA

STONINGTON

UPHAM'S
CORNER

MANSEY

STREET

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CLIFTON

NEW
HAVEN

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HILLSBORO
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ELDER
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CAWFIELD

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Board of Appeal Referrals 10/28/82

Hearing: 11/9/82

Z-5874

Dave Harris

1161 Adams Street, Dorchester
near Dorchester Avenue

One-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-.5</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from upholstering shop to office and rental of contractor's equipment; erect rear addition.

Violation(s):

Office and store for rental of contractor's equipment is forbidden use.

Floor area ratio is excessive.

Rear yard is insufficient.

Facility, "Rent-All of Boston" (contractors' hand tools), is existing and consistent with other commercial uses in the immediate area. Recommend approval with provisos.

VOTED: In reference to petition Z-5874, Dave Harris, 1161 Adams Street, Dorchester, for a forbidden use and two variances for change of occupancy from upholstering shop to office and rental of contractor's equipment and erect an addition in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that there be no exterior storage of equipment; that landscaping be provided between facility and abutting residences; that landscaping plan be submitted for design review.



WASHINGTON ST
RICHMOND ST
GILBERT ST
ST. GREGORY'S CHURCH
ST. GREGORY'S PAROCHIAL SCHOOL
DORCHESTER

AVONDALE ST
ST. GREGORY'S CHURCH
ST. GREGORY'S PAROCHIAL SCHOOL
DORCHESTER

DORCHESTER PARK
DORCHESTER AVE
TENNIS COURTS

ADAMS ST
BUTLER ST
HUNTON ST
1161 ADAMS ST
(DOR.)
2-5874

Board of Appeal Referrals 10/28/82

Hearing: 11/9/82

Z-5876

City of Boston - Public Facilities Dept.
89 Peterborough Street, Boston
at Kilbarnock Street

McKinley High School

District(s):	apartment <u>H-2</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: use premises for parking for fee after school and evenings.

Violation(s):

Parking lot is forbidden use.

It is proposed to use school yard for Fenway ball game parking of 54 cars for fee after students have been dismissed and in evenings. Community is opposed for following reasons: location is one of few places available in area for children recreation; overabundance of parking lots for Fenway games; increased traffic congestion. In 1974 Authority recommended denial of similar petition and Board of Appeal concurred. Recommend denial.

VOTED: In reference to petition Z-5876, City of Boston, Public Facilities Department, 89 Peterborough Street, Boston, for a forbidden use for parking of motor vehicles for fee in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial. Community is opposed and expressed following concerns: location is one of few sites available in area for children recreation; overabundance of parking lots for Fenway games; increased traffic congestion.



89 PETERBOROUGH ST.

(B.P.)

Z-5876

Board of Appeal Referrals 10/28/82

Hearing: 11/9/82

Z-5891

St. Margaret's Hospital for Women
6 Windermere Road, Dorchester
at Thatcher Terrace

Vacant land

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.8</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: use premises for employee parking of 72 cars; combine lots.

Violation(s):

Parking lot is forbidden use.

Front, side, and rear yards are insufficient.

Proposal will significantly alleviate on-street parking and circulation problems in the general area. Jones Hill Association, abutters, and neighbors have expressed support. Recommend approval with provisos:

VOTED: In reference to petition Z-5891, St. Margaret's Hospital for Women, 6 Windermere Road, Dorchester, for a forbidden use and four variances to use premises for parking of 72 cars in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with following provisos: that fence be screened to buffer facility from adjacent residential properties; that facility be supervised at all times



6 WINDERMERE RD
(100R)
Z-5891

DEPT OF
PUBLIC WORKS

HANDOK

Board of Appeal Referrals 10/25/82

Hearing: 11/9/82

Z-5896

James Plunkett, Trustee
15 Garrison Street, Boston
near St. Botolph Street

Four-story structure

District(s): apartment H-2 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from four to nine apartments.

Violation(s):

Dwelling converted for more families which does not meet requirements of open space is forbidden use.

Open space is insufficient.

Proposed conversion is excessive and inappropriate and is opposed by the St. Botolph neighborhood association. Recommend denial.

VOTED: In reference to petition Z-5896, James Plunkett, Trustee, 15 Garrison Street, Boston, for a forbidden use and variance for change of occupancy from four to nine apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial. Proposed conversion is excessive and inappropriate and is opposed by St. Botolph neighborhood association.



Z-5896

15 GARRISON ST
(B.P.)

Board of Appeal Referrals 10/28/82

Hearing: 11/9/82

Z-5899
Bayside Associates
160-162 Mt. Vernon Street, Dorchester
at Columbia Circle

Bayside Mall

District(s): apartment _____ general business B-1 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

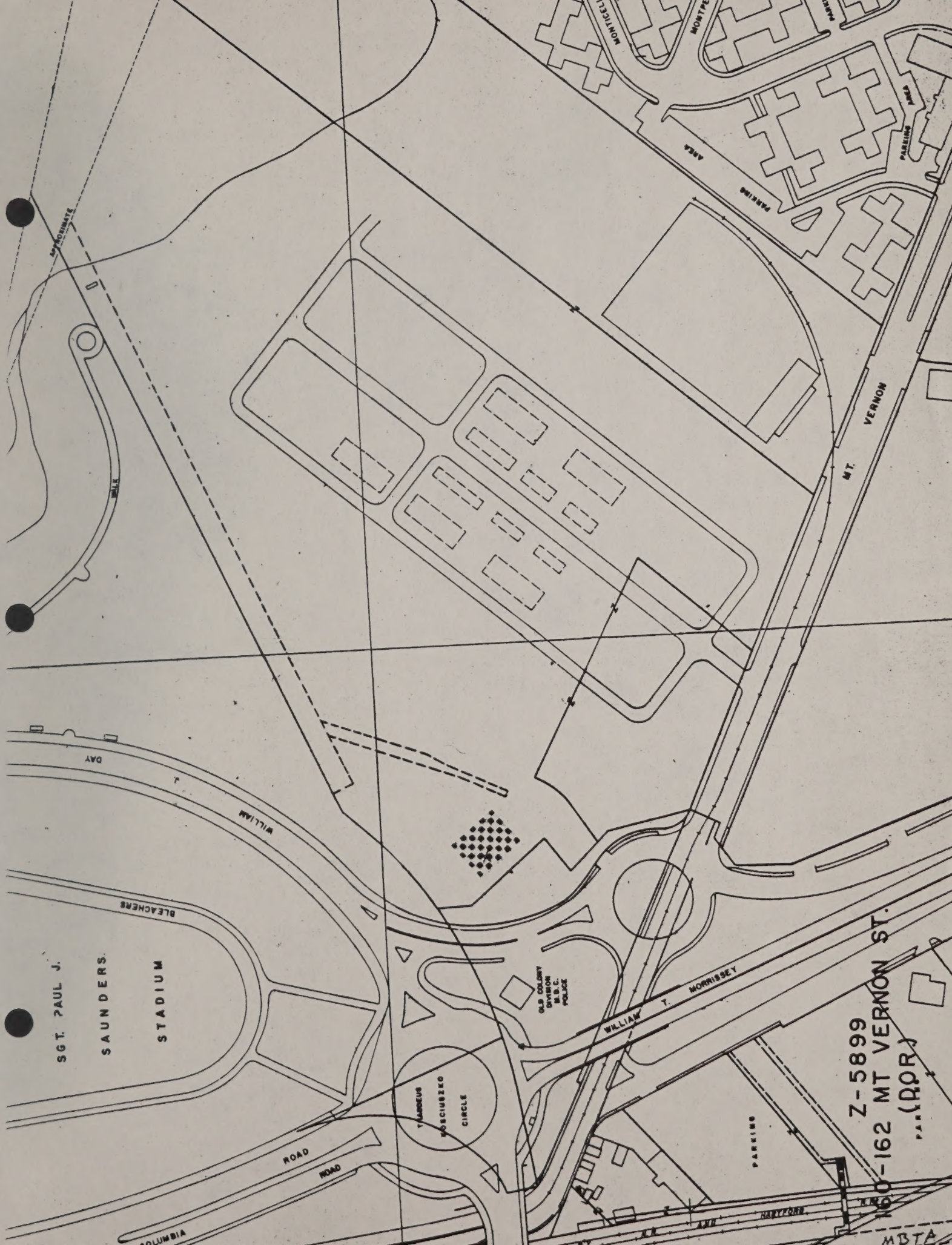
Purpose: erect free-standing sign.

Violation(s):

Free-standing sign exceeding 30 feet above grade and 125 square feet is conditional use.

Sign, "Bayside Expo Center", to be located on Mt. Vernon Street facing Southeast Expressway, will identify Bayside Exposition Center and publicize current shows. Facility is the first phase in transformation of Columbia Point peninsula. Recommend approval with proviso.

VOTED: In reference to petition Z-5899, Bayside Associates, 160-162 Mt. Vernon Street, Dorchester, for a conditional use to erect a free-standing sign in a general business (B-1) district, the Boston Redevelopment Authority recommends approval provided that plans are submitted to the Authority for design review. Sign will identify Bayside Exposition Center and publicize current shows. Facility is first phase in transformation of Columbia Point peninsula.



SGT. PAUL J.
SAUNDERS
STADIUM

THOMAS
CIRCLE

OLD COLONY
DIVISION
B.D.C.
POLICE

Z-5899
100-162 MT VERNON ST.
(ROR)

MBTA

